Southam Road, Dunchurch, Rugby
Offers Over £350,000

crowhurst gale

Southam Road, Dunchurch, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this beautifully presented Grade II listed thatched cottage, in the sought after area of Dunchurch, Rugby. Dunchurch has a range of local amenities to offer and great transport links to include the A45 and M1. In brief the cottage comprises: lounge, kitchen/diner and bathroom to the ground floor. To the first floor there are two bedrooms with the main bedroom benefiting from an en suite shower room. The property further benefits from: gas central heating, off road parking, garage, summer house and a recently landscaped rear garden. Viewing comes highly recommended to appreciate all this home has to offer.

Frontage
Decorative flower bed to the front. Thatched canopy. Wooden front door giving access into:

Lounge 18'2" x 12'5" (5.54m x 3.80m)
Two windows to the front aspect. Exposed wooden beams. Feature fireplace. T.V aerial point. Wall lights. Radiator. Door to:

Inner Hallway
With feature stain glass window looking into the kitchen/diner. Radiator. Wooden stairs rising to the first floor with cupboard underneath. Doors to:

Ground Floor Bathroom 12'6" x 3'9" (3.83m x 1.15m)
Window to the rear aspect. Part tiled suite comprising: bath with shower attachment. Low level w.c. Wash hand basin, radiator. Ceiling spotlights.

Kitchen/Diner
Window to the rear aspect. Barn style door onto the patio area. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over. Tiled splash backs. Fitted hob with extractor over and oven below. Fitted fridge/freezer. Space and plumbing for washing machine. Radiator, ceiling spotlights.

First Floor Landing
Window to the rear aspect. Fitted storage cupboards. Glass balustrading. Radiator, doors to:

Bedroom One
Window to the front and rear aspect. Dressing area with a view to the rear garden. Radiator. Door to:

Ensuite Shower Room 7'3" x 4'8" (2.23m x 1.44m)
Tiled shower cubicle. Low level w.c, wash hand basin.

Bedroom Two
Window to the front aspect. Fitted storage.

Rear Garden
The rear garden has recently been beautifully landscaped by the current owners. Patio area ideal for alfresco dining. Eco artificial grass with patio steps leading to brick built stores. Brick potting shed. Various well stocked planting areas. Pear tree. Raised wooden decking with wooden summer house. Further patio area. Access to the off road parking space. Wooden door into the garage. Outside tap and electrical points.

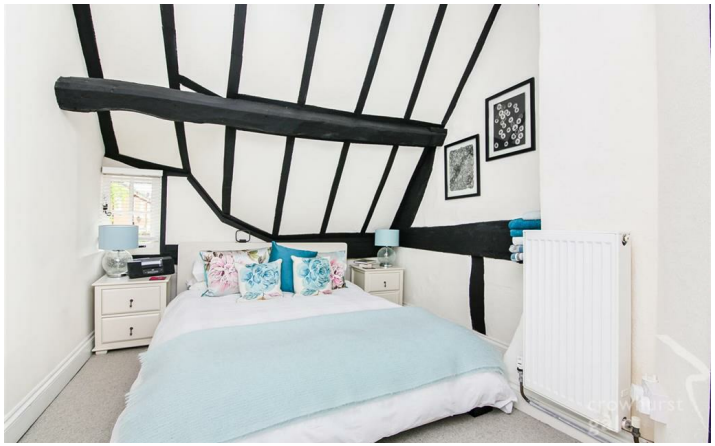
Garage 19'5" x 13'5" (5.93m x 4.10m)
Power and light connected. Work bench. Wooden doors to the front opening outwards.

Market Appraisal
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Local Authority
Rugby Borough Council



Tax Band
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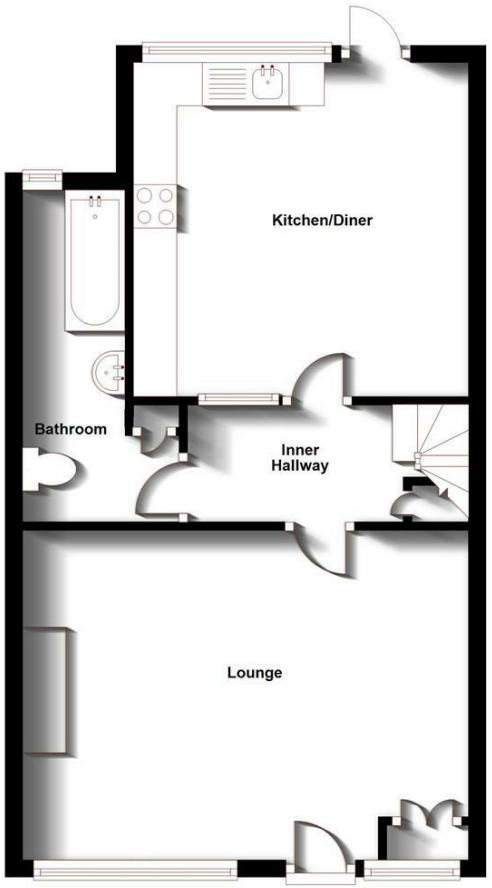
Tenure
Freehold

Directions For Sat Nav
CV22 6NL

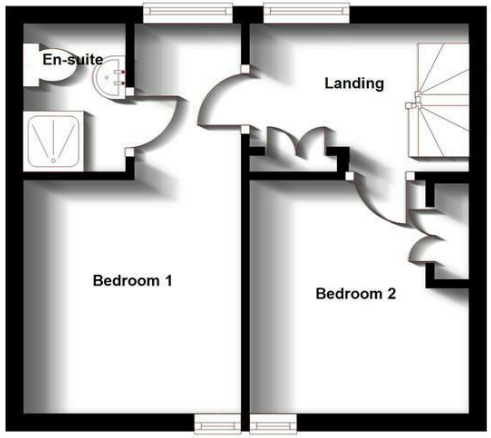
Viewing

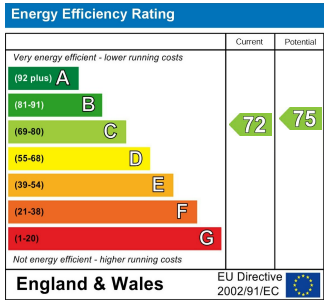
By appointment only through Crowhurst Gale Estate Agents 01788 522266

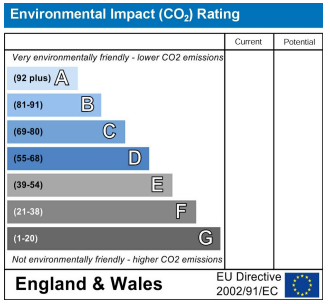
Ground Floor



First Floor







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